

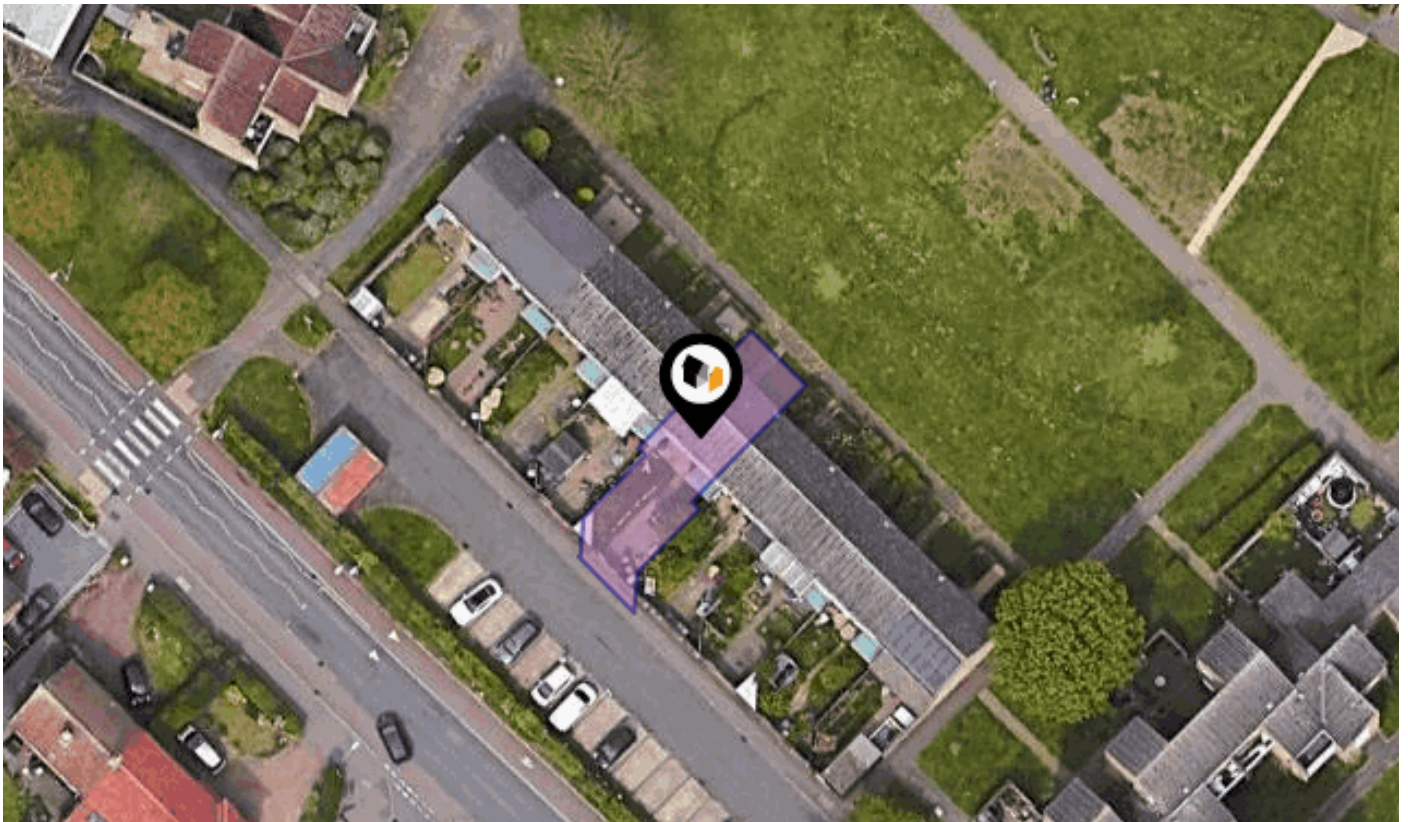


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# MAR: Market Appraisal Report

An Insight Into This Property & the Local Market

Monday 07<sup>th</sup> October 2024



**5, HANSON COURT, CAMBRIDGE, CB4 2SB**

## Kingsman Real Estate

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## Property


<b>Type:</b>	Terraced
<b>Bedrooms:</b>	1
<b>Floor Area:</b>	947 ft <sup>2</sup> / 88 m <sup>2</sup>
<b>Plot Area:</b>	0.04 acres
<b>Council Tax :</b>	Band B
<b>Annual Estimate:</b>	£1,749
<b>Title Number:</b>	CB177525
<b>UPRN:</b>	200004196914

<b>Last Sold Date:</b>	05/10/2007
<b>Last Sold Price:</b>	£196,500
<b>Last Sold £/ft<sup>2</sup>:</b>	£207
<b>Tenure:</b>	Freehold

## Local Area

<b>Local Authority:</b>	Cambridgeshire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	No Risk
• Surface Water	Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

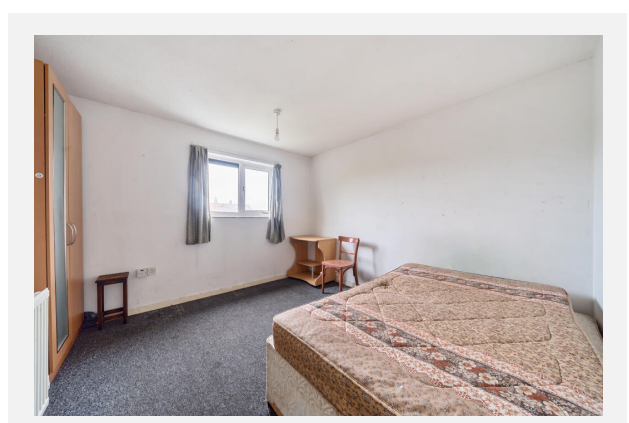
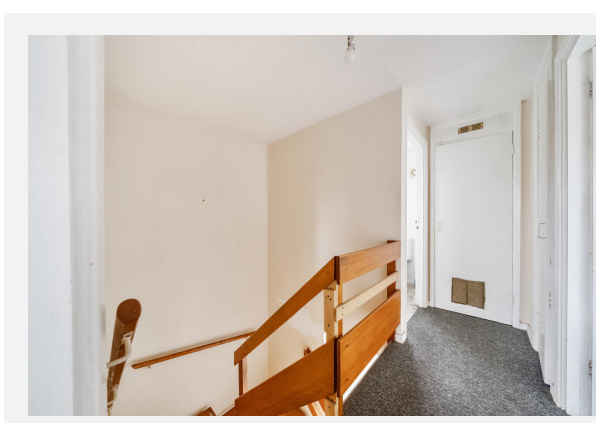
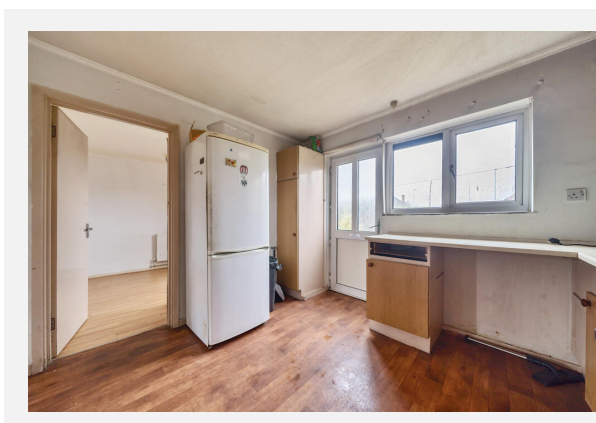
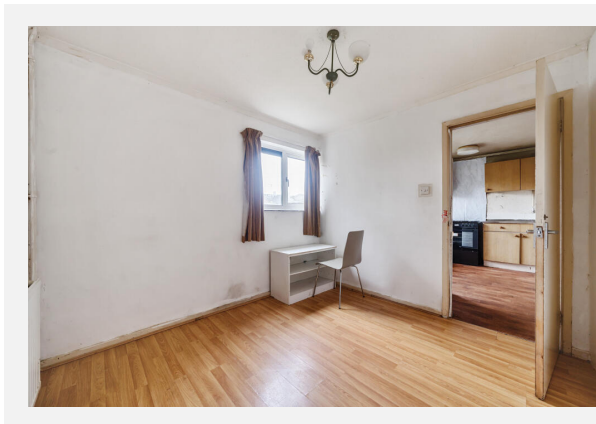
<b>5</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s
		

### Mobile Coverage: (based on calls indoors)

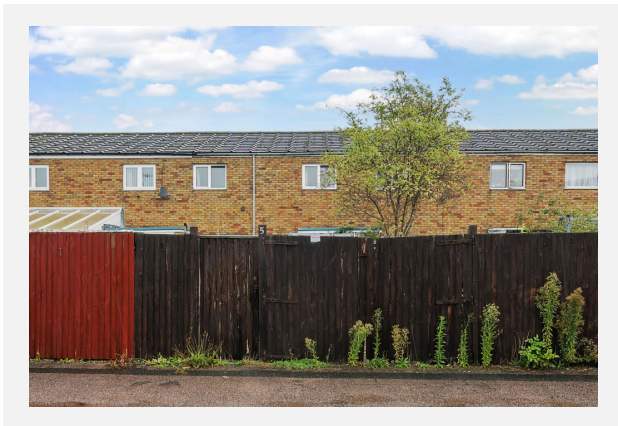
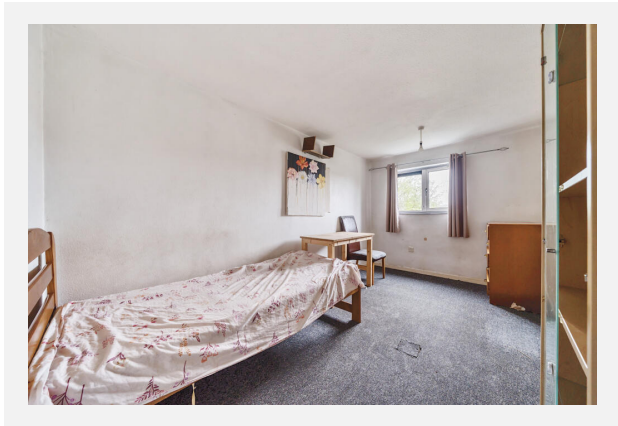


### Satellite/Fibre TV Availability:





# Gallery Photos



## 5, HANSON COURT, CAMBRIDGE, CB4 2SB

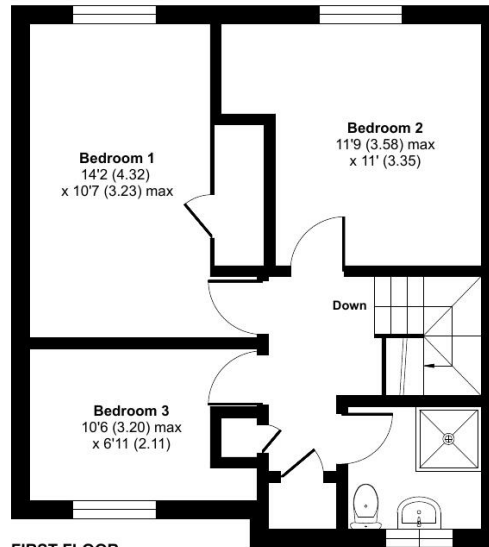
### Hanson Court, Cambridge, CB4

Approximate Area = 942 sq ft / 87.5 sq m

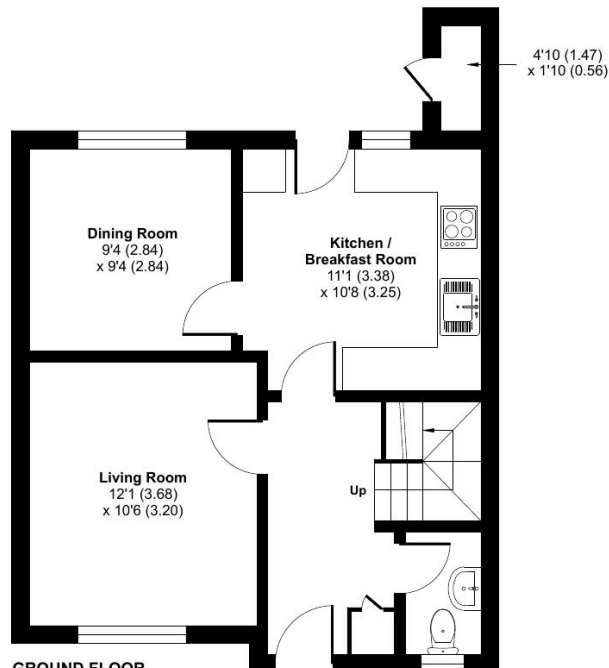
Outbuilding = 9 sq ft / 0.8 sq m

Total = 951 sq ft / 88.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Kingsman Estate Agents. REF: 1196072

# Property EPC - Certificate



5 Hanson Court, CAMBRIDGE, CB4 2SB

Energy rating

**C**

Valid until 01.10.2034

Certificate number  
9034-0420-2409-0759-2206

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		84   <b>B</b>
69-80	<b>C</b>	69   <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

### Additional EPC Data

<b>Property Type:</b>	Mid-terrace house
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, 150 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	None
<b>Total Floor Area:</b>	88 m <sup>2</sup>



### **Kingsman Real Estate**

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Welcome to Kingsman Real Estate. Specialising in residential property sales, we take pride in being modern estate agents, deeply rooted in the city's rich heritage and Renaissance charm. We understand that finding the perfect home is more than just a transaction—it's a journey. That's why we offer a personalised, boutique experience tailored to meet the unique needs of each client. Our team brings a wealth of local knowledge and expertise, ensuring that every detail is carefully considered, and every opportunity maximized. As a forward-thinking agency, we blend contemporary practices with a deep respect for Cambridge's timeless elegance, creating a seamless experience that reflects the best of both worlds. Whether you're looking to buy or sell a property, our commitment to excellence and personalised service ensures that your experience with us is nothing short of exceptional.



# Kingsman Real Estate

## Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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